



BRADLEY JAMES

ESTATE AGENTS



10 Backgate, Cowbit, Spalding, Lincolnshire, PE12 6AP

Asking price £350,000

- Extended upstairs creating two extra bedrooms
- Kitchen breakfast
- Playroom/study
- Off road parking for six cars and an in and out driveway
- Walking distance to local shop and primary school
- Extended downstairs creating two extra reception rooms
- Garden room and dining room
- Four piece bathroom suite
- Larger than average rear garden
- Drive to Peterborough in 25-30 minutes

Bradley James welcomes you to the charming village of Cowbit. This impressive extended detached house, built in 1972, offers a perfect blend of space and comfort for family living. With five well-proportioned bedrooms, and three reception rooms, this property is ideal for those seeking a generous family home.

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the house. The open-plan kitchen and breakfast area provide delightful views over the expansive rear garden, making it a perfect spot for morning coffee. The ground floor has been thoughtfully extended, creating two additional reception rooms. A cosy lounge is located to the front of the property perfect for relaxation or entertaining guests. A dining room and garden room are incorporated in one as the room is very spacious and a versatile playroom or study add to the functionality of this home. Completing the ground floor is a utility room conveniently incorporated into the cloakroom, ensuring practicality for busy family life.

Upstairs, the property has been extended over the garage creating five good sized bedrooms. The modern four-piece bathroom suite features a stylish roll-edge bath, providing a luxurious retreat for unwinding after a long day.

The property boasts an in-and-out driveway with parking for up to six vehicles, a rare find that adds to the convenience of this home. Side access leads to a larger-than-average rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

This delightful home in Cowbit is not just a property; it is a lifestyle choice, offering ample space, modern amenities, and a welcoming atmosphere. It is a must-see for anyone looking to settle in a peaceful yet accessible location.

The property is within walking distance to a local shop, primary school, bus stop and has great road links to the A16 connecting Spalding an Peterborough.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed front door into the entrance porch, tiled floor and wall light, leading to a wooden single glazed front door into the entrance hall which has stairs to the first floor accommodation, power points and under stairs storage cupboard.

### Lounge

15'0 x 12'4

UPVC double glazed window to the front, electric fireplace, radiator, power points, telephone point and internal door leading through to the kitchen/breakfast room.

### Kitchen/Breakfast Room

18'6 x 11'5

Two UPVC double glazed windows to the rear, base and eye level units with work surface over, Belfast sink with mixer taps over, double range with extractor over, space and point for American fridge freezer, breakfast bar, tile splashback, tiled floor, radiator and power points.

### Rear Entrance

UPVC double glazed door to the rear, tiled floor, inset spotlights, door to the garage and a door to the utility room and cloakroom.

### Utility Room

Eye level units with work surface over, space and plumbing for washing machine, space and point for tumble dryer, wall mounted heated towel rail and tiled floor.

### Gym/Store room

12'5 x 7'7

Power and light connected

### Cloakroom

UPVC obscured double glazed window to the side, vanity wash hand basin with mixer taps over and storage cupboards beneath. WC with push button flush and work surface over and tiled floor.

### Dining and Garden Room

16'8 x 9'6

UPVC double glazed French doors onto the rear garden, radiator, power points, tiled floor, wall lights and internal door leading to the study/playroom.

### Study/playroom

9'6 x 9'2

UPVC double glazed window to the front, radiator, power points and tiled floor.

### Landing

Radiator, power point and loft hatch.

### Bedroom One

14'6 x 11'0

UPVC double glazed window to the front, radiator and power points.

### Bedroom Two

12'3 x 9'7

UPVC double glazed window to the rear, radiator, power points and built-in single wardrobe.

### Bedroom Three

13'1 x 7'6

UPVC double glazed window to front, radiator and power points.

### Bedroom Four

10'7 x 7'6

UPVC double glazed window to the rear, radiator and power points.

### Bedroom Five

7'6 x 7'4

UPVC double glazed window to the front, radiator, power points and telephone point.

### Bathroom

Four piece family bathroom suite, UPVC obscured double glazed window to the rear, freestanding roll top bath with mixer taps over and a handheld mixer tap shower head, vanity wash hand basin with mixer taps over and storage drawers beneath, wall mounted LED lit mirror, WC with push button flush, wall mounted heated towel rail, double shower cubicle which is fully tiled with an electric shower, fully tiled walls, tiled floor and skimmed and coved ceiling with inset spotlights and extractor fan.

### Outside

The front is all laid to gravel with an in and out driveway providing off-road parking for numerous vehicles, the side gated access leading to the rear garden is large larger than average and is enclosed by panel fencing, it is 3/4 laid to lawn, play area in the right hand corner, oil tank, shed and extended patio seating area.

### Garage

Garage has been part converted and there is storage to the front (7'4 x 4'0).







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

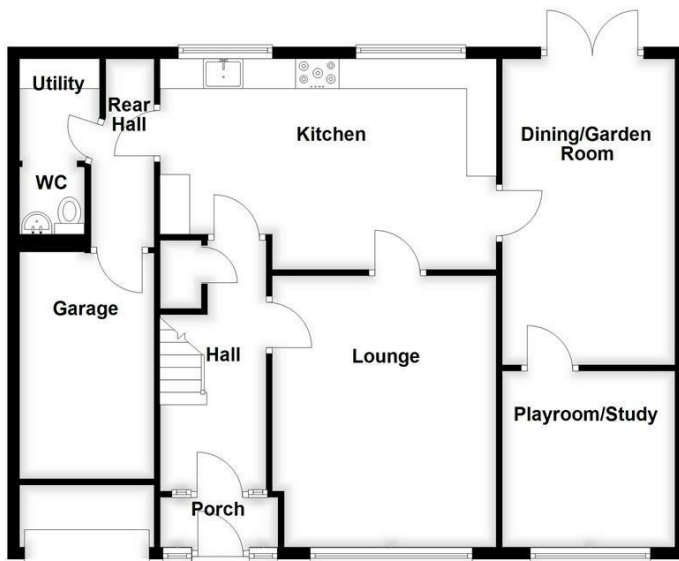
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

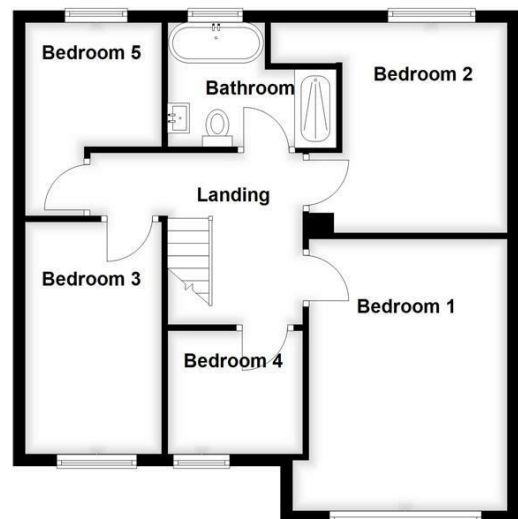
### Ground Floor

Approx. 89.9 sq. metres (968.1 sq. feet)



### First Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



Total area: approx. 152.1 sq. metres (1637.0 sq. feet)